

FEE \$ 10.00
TCP \$ 1500.00
SIF \$ 292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 3012 Big Bird Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1353 garage 447
 TAX SCHEDULE NO. 2943-162-08-008 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Grand Meadows South TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 2 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Grace Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 780 Valley Ct. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 780 Valley Ct. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 523-5555 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE Rmf-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 "C" CENSUS _____ TRAFFIC _____ ANNEX# _____

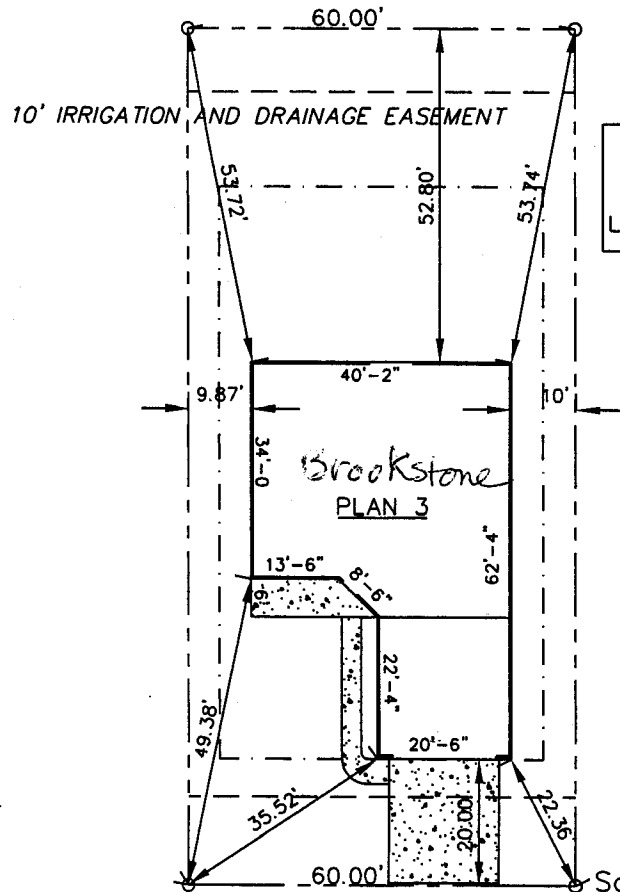
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Nomica Ruta Date 10-13-04
 Department Approval pt Hayden Henderson Date 11-15-04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>17719</u>
Utility Accounting	<u>Overholt</u>	Date	<u>11-15-04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



GROSS SQ FT = 1353 SF
 IMPERVIOUS SQ FT = 4507.5 SF
 LOT 8 BLK 2 PARCEL = 8109.5 SF



ACCEPTED *Aski Wagner* 11/18/04
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BIG BIRD AVENUE GRAND MEADOWS-SO SUBDIVISION
 3012 BIG BIRD AVE.
 Lot 8 Block 2

27-SEPT-04
 8-NOV-04

Done OK
Tuck Davis
 11-18-04